

152.0

0008

0001.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

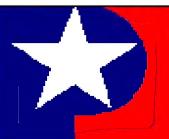
793,900 / 793,900

USE VALUE:

793,900 / 793,900

ASSESSED:

793,900 / 793,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City    |
|----|--------|--------------------------|
| 68 |        | GRAND VIEW RD, ARLINGTON |

| OWNERSHIP |               | Unit #: |
|-----------|---------------|---------|
| Owner 1:  | FAYAN RANDY M |         |
| Owner 2:  |               |         |
| Owner 3:  |               |         |

Street 1: 68 GRAND VIEW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: GAGNE THOMAS W &amp; RITA G -

Owner 2: -

Street 1: 68 GRANDVIEW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,538 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 1966 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 6538        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 0.94 | 9     |            |           |        |   |        |   |        |   | 492,913         |           |   |           |        |      | 492,900   |       |

## IN PROCESS APPRAISAL SUMMARY

| Legal Description |  |  |  |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  |  |  |  | 101106    |
|                   |  |  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  |  |  |  | 05/03/18  |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             |               |               | Parcel ID  | 152.0-0008-0001.B | PRINT |      |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|-------------------|-------|------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       | Date              | Date  | Time |
| 2020                | 101 | FV  | 301,100    | 0         | 6,538.    | 492,900    | 794,000     | 794,000       | Year End Roll | 12/18/2019 |                   |       |      |
| 2019                | 101 | FV  | 228,700    | 0         | 6,538.    | 462,100    | 690,800     | 690,800       | Year End Roll | 1/3/2019   |                   |       |      |
| 2018                | 101 | FV  | 216,500    | 0         | 6,538.    | 382,000    | 598,500     | 598,500       | Year End Roll | 12/20/2017 |                   |       |      |
| 2017                | 101 | FV  | 216,500    | 0         | 6,538.    | 351,200    | 567,700     | 567,700       | Year End Roll | 1/3/2017   |                   |       |      |
| 2016                | 101 | FV  | 216,500    | 0         | 6,538.    | 320,400    | 536,900     | 536,900       | Year End      | 1/4/2016   |                   |       |      |
| 2015                | 101 | FV  | 211,300    | 0         | 6,538.    | 314,200    | 525,500     | 525,500       | Year End Roll | 12/11/2014 |                   |       |      |
| 2014                | 101 | FV  | 211,300    | 0         | 6,538.    | 292,100    | 503,400     | 503,400       | Year End Roll | 12/16/2013 |                   |       |      |
| 2013                | 101 | FV  | 149,100    | 0         | 6,538.    | 277,900    | 427,000     | 427,000       |               | 12/13/2012 |                   |       |      |

## SALES INFORMATION

| Grantor        | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| GAGNE THOMAS W | 53617-461 |      | 9/30/2009  |           | 430,000    | No | No  |       |       |
|                | 13100-369 |      | 11/29/1976 |           | 38,500     | No | No  | N     |       |

## BUILDING PERMITS

| Date      | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descrip | Comment            | Date       | Result       | By  | Name        |
|-----------|--------|----------|---------|-----|------------|----------|------------|--------------------|------------|--------------|-----|-------------|
| 5/17/2012 | 627    | Addition | 205,500 | C   |            |          |            | REPL TQS W/ FULL 2 | 5/3/2018   | MEAS&NOTICE  | BS  | Barbara S   |
|           |        |          |         |     |            |          |            |                    | 6/20/2013  | Info Fm Prmt | BR  | B Rossignol |
|           |        |          |         |     |            |          |            |                    | 1/15/2009  | Meas/Inspect | 336 | PATRIOT     |
|           |        |          |         |     |            |          |            |                    | 12/20/1999 | Inspected    | 243 | PATRIOT     |
|           |        |          |         |     |            |          |            |                    | 11/22/1999 | Measured     | 270 | PATRIOT     |
|           |        |          |         |     |            |          |            |                    | 1/1/1982   |              | GP  |             |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                                    |                 |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
|------------------------------------|-----------------|---------|---------------------------|-----------------|------------|-------------------------|-----------|------|-------------------|----------------------|------|-----|------|-------|------------|------|-------|--------------|
| <b>EXTERIOR INFORMATION</b>        |                 |         | <b>BATH FEATURES</b>      |                 |            | <b>COMMENTS</b>         |           |      | <b>SKETCH</b>     |                      |      |     |      |       |            |      |       |              |
| Type: 6                            | - Colonial      |         | Full Bath: 1              | Rating: Good    |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Sty Ht: 2                          | - 2 Story       |         | A Bath: 1                 | Rating:         |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| (Liv) Units: 1                     | Total: 1        |         | 3/4 Bath: 1               | Rating: Average |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Foundation: 2                      | - Conc. Block   |         | A 3QBth:                  | Rating:         |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Frame: 1                           | - Wood          |         | 1/2 Bath: 1               | Rating:         |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Prime Wall: 1                      | - Wood Shingle  |         | A HBth:                   | Rating:         |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Sec Wall:                          |                 | %       | OthrFix:                  | Rating:         |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Roof Struct: 1                     | - Gable         |         | <b>OTHER FEATURES</b>     |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Roof Cover: 1                      | - Asphalt Shgl  |         | Kits: 1                   | Rating: Good    |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Color: GREEN                       |                 |         | A Kits: 1                 | Rating:         |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| View / Desir:                      |                 |         | Fpl: 1                    | Rating: Average |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| <b>GENERAL INFORMATION</b>         |                 |         | WSFlue: 1                 | Rating:         |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Grade: C-                          | - Average. (-)  |         | <b>CONDOS INFORMATION</b> |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Year Blt: 1915                     | Eff Yr Blt:     |         | Location:                 |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Alt LUC:                           |                 | Alt %:  | Total Units:              |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Jurisdct: G14                      |                 | Fact: . | Floor:                    |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Const Mod:                         |                 |         | % Own:                    |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Lump Sum Adj:                      |                 |         | Name:                     |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| <b>INTERIOR INFORMATION</b>        |                 |         | <b>DEPRECIATION</b>       |                 |            |                         |           |      | <b>REMODELING</b> |                      |      |     |      |       |            |      |       |              |
| Avg Ht/FL: STD                     | Phys Cond: GD   | - Good  | 18.6                      | %               | Exterior:  | No Unit                 | RMS       | BRS  | FL                | <b>RES BREAKDOWN</b> |      |     |      |       |            |      |       |              |
| Prim Int Wall: 1                   | - Drywall       |         |                           | %               | Interior:  | 1                       | 7         | 3    |                   |                      |      |     |      |       |            |      |       |              |
| Sec Int Wall: 8                    | - Plyw Panel    | 10%     |                           | %               | Additions: |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Partition: T                       | - Typical       |         |                           | %               | Kitchen:   |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Prim Floors: 3                     | - Hardwood      |         |                           | %               | Baths:     |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Sec Floors:                        |                 | %       | Total:                    | 18.6            | %          | Plumbing:               |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Bsmnt Flr: 12                      | - Concrete      |         |                           |                 | Electric:  |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Subfloor:                          |                 |         |                           |                 | Heating:   |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Bsmnt Gar:                         |                 |         |                           |                 | General:   |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Electric: 3                        | - Typical       |         |                           |                 | Totals     | 1                       | 7         | 3    |                   |                      |      |     |      |       |            |      |       |              |
| Insulation: 2                      | - Typical       |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Int vs Ext: S                      |                 |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Heat Fuel: 2                       | - Gas           |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Heat Type: 5                       | - Steam         |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| # Heat Sys: 1                      |                 |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| % Heated: 100                      | % AC:           |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Solar HW: NO                       | Central Vac: NO |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| % Com Wall                         | % Sprinkled:    |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| <b>MOBILE HOME</b>                 |                 |         | Make:                     |                 | Model:     |                         | Serial #: |      | Year:             | Color:               |      |     |      |       |            |      |       |              |
| <b>SPEC FEATURES/YARD ITEMS</b>    |                 |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| <b>PARCEL ID</b> 152.0-0008-0001.B |                 |         |                           |                 |            |                         |           |      |                   |                      |      |     |      |       |            |      |       |              |
| Code                               | Description     | A       | Y/S                       | Qty             | Size/Dim   | Qual                    | Con       | Year | Unit Price        | D/S                  | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
| 2                                  | Frame Shed      | D       | Y                         | 15X11           |            | A                       | AV        | 1986 | 0.00              | T                    | 26.4 | 101 |      |       |            |      |       |              |
| 2                                  | Frame Shed      | D       | Y                         | 16X11           |            | A                       | AV        | 1986 | 0.00              | T                    | 26.4 | 101 |      |       |            |      |       |              |
| More: N                            |                 |         | Total Yard Items:         |                 |            | Total Special Features: |           |      | Total:            |                      |      |     |      |       |            |      |       |              |